

To : Council Members City of Sunnyvale  
Re : Petition for Use Permit on  
850 Stewart Dr Sunnyvale CA  
Date : 10/18/05

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Dear Council :

This appeal is a special request for the Use Permit on the property located at 848 Stewart Dr. , which is currently in the application process of condo subdivision with nine individual office condominiums and will surely be approved next year .

In the beginning of last month , we went to Planning Department to get information in order for **American Chinese Evangelical Seminary (ACES)** to move in and occupy as intended use . Planner told us to submit large TI plan for pre-application review but never told us the date of moratorium is about to be effective after one week .

The application will have been submitted earlier if we have known the moratorium would start one week later . We submitted plan in mid September , and in early October City planner called KC that this application has been categorized as school under moratorium , which means the application is denied and will not be reviewed .

ACES has signed a contract with property owner to occupy this vacant office on condition of purchasing it after condo map be approved . City planner asked plan submittal has been interpreted as the application process has been started and it turned out to be not , even we have been to City before effective date . This petition is an appeal to council to reconsider this case on the basis of fairness and reasoning on ACES's intended use .

Attached please find floor plan and use program for your review on this organization , which is not a church , nor a day-care center or school facility . This seminary will only be attended by not more than 20 adults students , who come from this industrial neighborhood on **Tuesday and Thursday night (7:00PM -10:00PM) and Saturday (9:30PM - 4:30PM)** . The impact is very minimum in light of environment , hazard , noise , traffic and nuisance , but will benefit the persons who seek a place to study bible after a day's pressure and exhaustion before going home . The occupancy of this bible study use is much lighter than that of previous tenant .

The denial on current application is mishandled and has caused unbalanced confusion . Your consideration on this petition will be greatly appreciated .

Thank you for your attention on this appeal and kindly reconsider our application !

Best Regard  
  
Kevin Chiang AIA  
Project Architect

ACES

**Application of Use Permit at 850 Stewart Drive, Sunnyvale  
Apologia**

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The establishment of the America Chinese Evangelical Seminary (ACES) at Sunnyvale, if approved, will bring benefits to the city in at least the following ways.

**A. ACES will increase the business of its vicinity and the tax revenues.**

The ACES when fully established will have a team of four faculty members and four to six administrative staff members. The job openings of the ACES establishment will increase employment to the city, and income tax to the various levels of governments.

In addition, one of the goals of the ACES, according to its Articles of Incorporation, is:

To do research and publish books, produce tapes and CDs related to Christian Education, Bible study, Theology, Church growth, Mission etc

The process of production of the media materials will increase the sales of products of industries nearby, like Fry's Electronics for an example.

Last but not the least, the students and staff of ACES will increase the sales of restaurants and deli shops in the vicinity area, and thus increase the taxes they will pay to the city of Sunnyvale.

**B. ACES will increase the liveliness of the area in a smooth way.**

The classes of ACES will increase the use of the building, giving the area an atmosphere of liveliness beyond high technology. Since the classes are held during Saturdays and Thursday evenings, the increase of traffic flow will not cause traffic jam to the area.

The class schedule of January to March (typical for other quarters) is as follows:

Course	Class Dates (Saturdays)	Class Time
New Testament Theology	Jan 14, 21, 28, Feb 4, 11, 18, 25	9:00 am to 12:30 pm
Spiritual Formation I	Feb 11, 18, 25 Mar 4, 11, 18, 25	1:45 pm to 4:45 pm (Feb) 9:00 am to 12:30 pm (Mar)

Course	Class Dates (Thursdays)	Class Time
Leading Bible Study	Jan 16; Feb 2, 9, 16, 23 Mar 2, 9, 16	6:30 pm to 9:30 pm

ACE Seminary will offer the following programs:

- Master of Divinity (96 credit hours)
- Master of Biblical Studies (64 credit hours)
- Master of Communications & Media (64 credit hours)
- Diploma of Biblical Studies (32 credit hours)
- Extension Certificate (24 credit hours)

The curriculum is designed to facilitate spirituality growth and character formation of individual who has job or working in surrounding industrial and business districts .

**C. ACES will nourish the professionals working in Sunnyvale.**

The study programs of ACES provide the professionals working in Sunnyvale with a convenient after-work learning center in the areas of religion, communications and media, and cultural studies. Through the study programs of ACES, they can get personal advancement and spiritual nourishment. As a result of the study, they will bring a higher work ethics and a higher level of energy than before to the work place.

**D. ACES will bring spiritual benefits to Sunnyvale.**

The ACES will bring spiritual benefit to individual as well to the city of Sunnyvale. The ACES will dedicate a prayer room in the premise for individual or group on schedule basis . Whoever wants to pray can go in the room and have a quiet time. Spiritual benefit though intangible should be uphold and valued in the US. For instance, the New Yorkers have learned the necessity and gained the benefit of prayer in healing the post-911 New York. As citizens of US and Sunnyvale, the students and faculty of ACES will pray continuously for the safety and well being of our neighbours.

October 19, 2005

Emmanuel Hung  
Vice President / Academic Dean  
America Chinese Evangelical Seminary

Trans-continental Property Management

Stewart Office Condominiums  
846-850 Stewart Dr., Sunnyvale, CA 94086

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Tenant List (2005)

	Ste. #	Tenant
846	101	Vidtek Associates
848	100	Stephen Wan Accountancy Corp.
848	200	Great Commission Center International
850	-	America Chinese Evangelical Seminary